

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 ROSEBUD AVENUE ROSEBUD VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale




28 SUNNINGDALE ROAD ROSEBUD VIC 3939	\$955,000	30-Jan-26
9 GOOLGOWIE STREET ROSEBUD VIC 3939	\$1,093,000	17-Oct-25
36 SHERWOOD AVENUE ROSEBUD VIC 3939	\$1,050,000	23-Nov-25

OR




B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 March 2026






28 SUNNINGDALE ROAD ROSEBUD Sold Price ^{RS} **\$955,000** Sold Date **30-Jan-26**
VIC 3939
 4  3  2 Distance **0.4km**



9 GOOLGOWIE STREET ROSEBUD Sold Price **\$1,093,000** Sold Date **17-Oct-25**
VIC 3939
 4  2  1 Distance **1.24km**



36 SHERWOOD AVENUE ROSEBUD Sold Price **\$1,050,000** Sold Date **23-Nov-25**
VIC 3939
 4  3  2 Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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